069.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	806,900 / 806,900
					USE VALUE:	806,900 / 806,900
					ASSESSED:	806,900 / 806,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		DRAPER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VAISHNAW AKSHAY & ALISON C
Owner 2:	
Owner 3:	
Street 1:	36 DRAPER AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	VAISHNAW AKSHAY & ALISON -
Owner 2:	-
Street 1:	25 DRAPER AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474-1203

NARRATIVE DESCRIPTION

This parcel contains 5,280 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Vinyl Exterior and 2516 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5280.000	402,000		404,900	806,900
Total Card	0.121	402,000		404,900	806,900
Total Parcel	0.121	402,000		404,900	806,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 320.77 | /Parcel: 320.7

Legal Description

User Acct 44044

GIS Ref

GIS Ref

Insp Date 11/06/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 069.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	401,700	0	5,280.	404,900	806,600	806,600	Year End Roll	12/18/2019
2019	101	FV	294,800	0	5,280.	376,000	670,800	670,800	Year End Roll	1/3/2019
2018	101	FV	294,800	0	5,280.	376,000	670,800	670,800	Year End Roll	12/20/2017
2017	101	FV	294,800	0	5,280.	329,700	624,500	624,500	Year End Roll	1/3/2017
2016	101	FV	294,800	0	5,280.	300,800	595,600	595,600	Year End	1/4/2016
2015	101	FV	287,700	0	5,280.	266,100	553,800	553,800	Year End Roll	12/11/2014
2014	101	FV	287,700	0	5,280.	251,600	539,300	539,300	Year End Roll	12/16/2013
2013	101	FV	287,700	0	5,280.	239,500	527,200	527,200		12/13/2012

!5922!

PRINT

Date	Time
12/10/20	20:44:49

LAST REV

Date	Time
11/26/19	14:47:29

jorourke

5922

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHAUGHNESSY R	29982-303		3/30/1999	Sub Sale	338,000	No	No		
SHAUGHNESSY R	13088-152		3/30/1999		338,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/9/2007	1043	Addition	158,312			G9	GR FY09	ofp 1/2bth deck re

ACTIVITY INFORMATION

Date	Result	By	Name
11/6/2018	Inspected	CC	Chris C
10/23/2018	MEAS&NOTICE	BS	Barbara S
4/8/2009	Measured	372	PATRIOT
12/18/2008	Meas/Inspect	163	PATRIOT
11/10/2008	Permit Visit	BR	B Rossignol
10/7/1999	Meas/Inspect	263	PATRIOT
9/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	44044
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5280		Sq. Ft.	Site		0	70.	1.10	12									404,882						404,900	

Total AC/HA:	0.12121	Total SF/SM:	5280	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	404,882	Spl Credit		Total:	404,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	2 - Good		
Insulation:	7 - Ab avg		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.11521924
Const Adj.:	1.04331660
Adj $ / SQ:	145.441
Other Features:	104500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	493892
Depreciation:	91864
Depreciated Total:	402028

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9		BRs: 5		Baths: 2					HB 1		

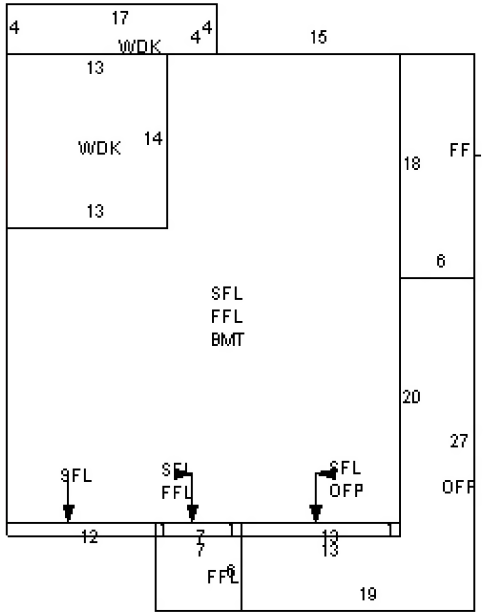
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	M
Totals			
1	9	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	145.44
Special Features:	0	Val/Su Net:	105.96
Final Total:	402000	Val/Su SzAd	178.11

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,191	145.440	173,220
SFL	Second Floor	1,066	145.440	155,040
BMT	Basement	1,034	50.720	52,447
OFP	Open Porch	253	24.020	6,077
WDK	Deck	250	10.430	2,608

Net Sketched Area:	3,794			Total:	389,392
Size Ad	2257	Gross Are	3794	FinArea	2516

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2008	0.00	T	8.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	